

These particular terms are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose. The Purchasers are advised to seek their own legal advice on the continuance availability of the property in any event. The Purchasers are advised to be relied upon only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose. The Purchasers are advised to seek their own legal advice on the continuance availability of the property in any event.

JOHN NASH & CO.

37 ACRES END, AMERSHAM, HP7 9DZ  
H. T. FOX: GLOSSY INTEGRAL LOCN AREA 1000 SQ FT / 95 SQ M INC. GARAGE

including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

FLOOR AREA 420 SQ FT  
GROSS INTERNAL  
FIRST FLOOR

The floor plan illustrates a house layout with the following dimensions and room descriptions:

- BEDROOM 3:** 2.69m x 2.41m (8'10" x 7'11")
- BEDROOM 2:** 3.35m x 2.59m (11'0" x 8'6")
- BEDROOM 1:** 5.26m x 3.35m (17'3" x 11'0")
- LANDING:** 2.69m x 2.41m (8'10" x 7'11")
- BATHROOM:** 3.35m x 2.59m (11'0" x 8'6")

Arrows indicate the direction of the rooms relative to the central hallway. The plan also shows a staircase leading to an upper level.

EXTERNAL STORAGE

GARAGE  
4.47m x 2.39m  
(14.8" x 7.10")

KITCHEN/DINNER  
5.36m x 4.24m  
(17.7" x 13.11")

HALL

PORCH  
1.42m x 0.78m  
(48" x 27")

IN

INTERNAL STORAGE



37 Acres End | Amersham | Buckinghamshire | HP7 9DZ

£795 000

# JOHN NASH & CO.

Three Bedroom Detached Home | Excellent Condition with Modern Kitchen and Bathrooms | Garage plus Parking for Several Cars | South Facing Garden | Excellent Potential to Extend STPP | Close to Schools, Train and Town Centre | NO ONWARD CHAIN



This three bedroom detached property boasts a modern interior in excellent condition situated on a good size plot with a south facing rear garden and ample off street parking to the front. The accommodation has been re-decorated throughout, has a new kitchen and ensuite along with a new Ideal boiler. On the market with No Onward Chain, the house is situated in the desirable Hundred Acres community of Amersham on the Hill, with easy access to schooling, the train station and the many shops and amenities in Amersham. There is fabulous scope to extend this house, subject to planning permission, should you so wish.



### The Property

Presented in move in condition, this appealing three bedroom property would make an ideal home for families, those looking for an exciting extension/renovation project or first time home buyers.

The entrance leads into a sun drenched double aspect lounge with feature electric fireplace and bay window to the front. The newly fitted, contemporary kitchen opens into a dining/living space with a door leading onto the garden patio. There are ample cabinets and worksurfaces along with fitted appliances.

Upstairs there are three bedrooms, an ensuite shower room and a family bathroom. The master bedroom includes the newly fitted ensuite and a matching bay window to the one below in the lounge. There are two further bedrooms, one being a double and the other a single. The family bathroom is also modern with a pedestal wash hand basin, WC and bath.



### Outside

Nicely positioned on the plot, the house boasts a spacious front garden mainly laid with pebble dash for ample car parking and is surrounded by mature hedges. A side gate provides access to the south facing rear garden where there is excellent space to the side of the house, a timber garden shed and to the rear there is a good size patio and expansive area of lawn. The garden is also surrounded by mature hedges and fencing. From the rear, there is access to the single garage which houses the meters and electric consumer unit, and attached to the rear of the garage is a further brick storage room.

### Location

Amersham is a popular town offering excellent facilities for the commuter via the Metropolitan and Chiltern Lines to Central London and the motorway networks. Local schooling for all ages is within walking distance as is the town centre which offers a variety of shopping facilities together with a selection of restaurants and coffee shops. Also within walking distance is the recently renovated Chiltern Leisure Centre with activities for the whole community. The Old Town of Amersham is also within walking distance which boasts 16th century red brick boutique shops, hotels and restaurants.

### Council Tax Band E - £3,002.40 2025/2026 Rates

